



Annual Progress Report, 2007

Introduction

On November 15, 2004, the San Rafael City Council adopted *General Plan 2020*.

The purpose of the Annual Report is to:

1. Provide information about how the General Plan is being implemented, with a focus on the progress in implementing the short term programs.
2. Identify needed amendments to the General Plan.
3. Provide an understanding between development decisions made during the reporting period and the General Plan goals, and
4. Provide information regarding the City's progress in meeting its share of regional housing needs and efforts to remove governmental constraints.

The Annual Report is organized by the fifteen elements in the General Plan, with a list of the short term programs and the status of those programs. Additional significant projects, programs or recognition related to the elements are included as well. The Annual Report has been prepared consistent with the General Plan Guidelines, available at
http://opr.ca.gov/planning/PDFs/General_Plan_Guidelines_2003.pdf.

This annual report reviews progress on the short term (2004-09) implementing programs of the new General Plan from January 1 to December 31, 2007.

HOUSING POLICY
DEVELOPMENT, HCD
APR 01 2008

Nonresidential Development Projects Completed, 2007

Project Description	Furthers These 2020 Goal(s)...	Address	Office (sq. ft.)		Retail (sq. ft.)		Industrial (sq. ft.)	
			New	Net	New	Net	New	Net
Equipment Shed	A Sound Economy A Range of Goods and Services	111 Pelican Way	0	0	0	0	1,230	1,230
Dominican University Science Building and boiler building	Educational Excellence Balance and Diversity Distinctive Neighborhoods Growth to Enhance Life	155 Palm Ave.	36,725	36,725	0	0	0	0
CMSA office addition	Sound Infrastructure	1301 Andersen Dr.	4,608	4,608	0	0	86	86
City Hall offices for Police and Duplicating	Sound Infrastructure A Safe Community	1400 Fifth Ave.	1,000	1,000	0	0	0	0
Marin Academy Library and Classrooms	Educational Excellence Balance and Diversity A Vibrant Downtown	1540 Fifth Ave.	16,820	16,820	0	0	0	0
Extended Stay America (112 units)	Growth to Enhance Life A Sound Economy A Range of Goods and Services	1775 Francisco Blvd. East	76,125	76,125				
Toyota Marin expansion	Growth to Enhance Life A Sound Economy A Range of Goods and Services	445 Francisco Blvd. West	0	0	5590	4,294 (includes demo of 1,296 sf)	0	0

Project Description	Furthers These 2020 Goal(s)...	Address	Office (sq. ft.)		Retail (sq. ft.)		Industrial (sq. ft.)	
			New	Net	New	Net	New	Net
Kentucky Fried Chicken/Taco Bell	A Sound Economy A Range of Goods and Services	555 Second St.	0	0	2,960	200 (replaced demo'd building)	0	0
Best Buy	A Sound Economy A Range of Goods and Services	700 DuBois	0	0	35,231	-43,769 (replaced demo'd building)	0	0
CalTrans demolition for gap closure project	A Safe and Efficient Street System Mobility for All Users A Safe and Efficient Street System	708-730 Francisco Blvd. West	0	0	0	0	-24,115	-24,115
TOTAL			134,553	134,553	43,781	39,725	5,027	-19,088

General Plan Amendments

The City Council adopted the following amendments to the General Plan in 2007:

Date	Resolution	Element/Policy	Description
7/2/07	12300	CON-18f	Added new policy re. green building requirements for civic buildings
8/6/07	12331	Land Use Map	Revised Loch Lomond Marina land use designations, altering the boundaries of the Marine Related, Neighborhood Commercial, and Conservation land use districts.
12/3/07	12402	C-5	Established LOS for Third and Union intersection

No needed amendments to the Plan are identified in this Progress Report.

Land Use Element

- A. Effectiveness of the Land Use Element in attainment of San Rafael's land use goals:**
 - Growth to Enhance Life
 - Balance and Diversity

The San Rafael Land Use Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2007.

Implementing

Program #	Program Summary	Dept	Status	Activity
LU-4a	Revise Zoning Ordinance to allow interim uses in areas with limited traffic capacity	CDD	Progress	In 2005, zoning amendments adopted to allow dry boat storage in east San Rafael.
LU-5a	Review the City's Urban Service Area during LAFCO boundary study	CDD	Progress	LAFCO ordinance amending San Rafael's Urban Service Area and Sphere of Influence adopted 2006.
LU-6a	Request LAFCO adopt boundary adjustment to remove St. Vincent's/Silveira from City's Sphere of Influence	CDD	Complete	LAFCO ordinance amending San Rafael's Urban Service Area and Sphere of Influence adopted 2006.
LU-7a	Review development adjacent to San Rafael	CDD	Ongoing	In 2006, the City reviewed and commented on the proposal to add a crematorium to the Tamalpais cemetery. As a result, the area is proposed for annexation to the City of San Rafael.
LU-19a	Revise the Zoning Ord. to allow childcare in most zoning districts, and to waive FARs for childcare facilities.	CDD	Progress	Zoning amendment adopted in 2006.
LU-19b	Exempt childcare centers from traffic mitigation fees	CDD	Completed	
LU-20a	Revise the Zoning Ord. to provide incentives for hotels	CDD	No Action	
LU-21a	Revise the Zoning Ord. to incorporate use/location limitations on ministorage facilities	CDD	Completed	Zoning amended November 15, 2004.
LU-23c	Revise the Zoning Ord. re: live/work regulations	CDD	Completed	Zoning amended November 15, 2004.
LU-23d	Revise the Zoning Ord. re: definitions and regulations for industrial and light industrial districts	CDD	No Action	

In addition:

- Code track permitting went on-line January 1, 2005, and major initiative in ADA enforcement started spring 2005.

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City Name: San Rafael

Mailing Address: P. O. Box 151560, San Rafael, CA 94915-1560

Contact Person: Linda Jackson, Principal Planner

Phone: 415-485-3067

Fax: 415-485-3184

E-mail: linda.jackson@ci.san-rafael.ca.us

Reporting Period by Calendar Year: From January to December 2007

Submitted to the Governor's Office of Planning and Research and Department of Housing and Community Development, April 1, 2008.

Housing Element

A. Introduction.

The City of San Rafael adopted its *General Plan 2020*, including its Housing Element, on November 15, 2004. On December 29, 2004, the California Department of Housing and Community Development (HCD) certified San Rafael's Housing Element pursuant to California Government Code Section 65585. (See Exhibit A, December 29, 2004 Letter from Cathy Creswell to Rod Gould). California Government Code Section 65400 requires all general law cities to make an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development regarding the status of and progress in implementing the General Plan and Housing Element. Although charter cities such as San Rafael are not required to prepare an Annual Report, HCD encourages cities to prepare these reports.

In addition, as part of its certification of San Rafael's housing element, HCD requested that specific information be provided in San Rafael's annual report to demonstrate "*the successful implementation of [Housing Element] strategies (H-9g, H-18, H-21, H-22 and H-23) to facilitate housing development on identified sites in the land inventory.*" This Annual Progress Report addresses HCD's request by reporting on the implementation of housing program activities through calendar year 2007.

Finally, this Annual Report on the Housing Element utilizes the forms proposed by HCD in 2006 for annual reporting. (New forms will be required for the 2008 annual report.)

As stated in San Rafael's Housing Element, there is an extremely limited amount of vacant land available within the City. As such, much of San Rafael's Housing Element (as well as related provisions of General Plan 2020) focuses on creating incentives and programs, including in particular the rezoning of land, for the purposes of promoting redevelopment and reuse of underutilized land. As demonstrated in detail in the body of the 2004-05 Annual Report, since the adoption of General Plan 2020, San Rafael acted aggressively to implement the identified policies and programs. Specifically, in 2004-05 San Rafael:

- Continued to make fee waivers available as included in Policy H-9g.
- Implemented Policy H-18 (including H-18a – H-18i) by, among other things: (1) rezoning large swaths of land to accommodate high density residential and mixed use development; (2) approving residential projects at the mid-to-high range of the zoning densities; and (3) encouraging residential development by working closely with developers to identify and develop projects for specific sites.
- Implemented Policy H-21 by either enacting or drafting zoning amendments that (1) reflect state density bonus law and promote development of density bonus units (to be enacted October 2005); (2) provide for height bonuses for affordable housing projects; and (3) provide exemptions from San Rafael's traffic control procedures for all affordable housing projects.
- Implemented Policy H-22 by revising the Zoning Ordinance to allow high-density housing near proposed transit service.
- Implemented Policy H-23 by revising the Zoning Ordinance to encourage mixed use development, such as by excluding residential area from FAR in mixed-use areas.

Between July 2005 and December 2006, the City has continued to proactively support housing development. Specifically, San Rafael:

- Continued to proactively implement Policy H-18 (**Adequate Sites**) by providing Community Development and Redevelopment Agency staff support to property owners and developers about housing opportunities, particularly on housing sites identified in *General Plan 2020*.

- Assisted in the development of low- and moderate-income housing by further implementing Policy H-21 (Density bonuses and other Regulatory Incentives for Affordable Housing) and adopting one of the State's first ordinances implementing the State's density bonus law. This ordinance resulted in a density bonus at 1203 Lincoln, and other applications requesting a density bonus and zoning concessions.
- Removed or mitigated constraints by implementing H-3b (design guidelines), H-17b (exempting senior housing from the PSP process), H-18i (reduced utility fees), H-21b (density bonus ordinance), H-25 (second units), over-the-counter building permit hours (new initiative), and adopting the density bonus/affordable housing ordinance (Policy H-21, Density Bonuses).
- Continued to conserve and improve existing affordable housing by implementing Policy H-10 (Protection of the Existing Housing Stock) and Policy H-11 (Housing Conditions and Maintenance) and providing proactive code enforcement and CDBG funds for rehabilitation of affordable housing, and defending San Rafael's mobilehome rent stabilization ordinance.
- Preserved units at-risk of conversion from low-income use by implementing Policy H-20 (Protection of Existing Affordable Housing) and monitoring by Redevelopment Agency staff of such units. There are no units at risk of conversion within this time period.
- Promoted equal housing opportunities by implementing Policy H-8 (Housing Discrimination) by collaborating with Fair Housing of Marin and contracting with Marin Mediation Services, and Policy H-13b (Reasonable Accommodations) and establishing a procedure for ADA complaint resolution.

In 2007, the City continued to proactively support housing development. Specifically, San Rafael:

- Continued to proactively implement Policy H-18 (Adequate Sites) by providing Community Development and Redevelopment Agency staff support to property owners and developers about housing opportunities, particularly on housing sites identified in *General Plan 2020*.
- Assisted in the development of low- and moderate-income housing by further implementing Policy H-21 (Density bonuses and other Regulatory Incentives for Affordable Housing) and adopting one of the State's first ordinances implementing the State's density bonus law. This ordinance resulted in density bonuses at applications for housing at 33 San Pablo and 524 Mission.
- Continued to conserve and improve existing affordable housing by implementing Policy H-10 (Protection of the Existing Housing Stock) and Policy H-11 (Housing Conditions and Maintenance) and providing proactive code enforcement and CDBG funds for rehabilitation of affordable housing, and defending San Rafael's mobilehome rent stabilization ordinance.
- Preserved units at-risk of conversion from low-income use by implementing Policy H-20 (Protection of Existing Affordable Housing) and monitoring by Redevelopment Agency staff of such units. There are no units at risk of conversion within this time period.
- Promoted equal housing opportunities by implementing Policy H-8 (Housing Discrimination) by collaborating with Fair Housing of Marin and contracting with Marin Mediation Services, and Policy H-13b (Reasonable Accommodations) through a procedure for ADA complaint resolution.

As shown below, construction of housing has resulted in meeting over half of San Rafael's identified housing needs. There are hundreds of additional units under consideration by property owners and developers.

The implementation of these programs, as well as San Rafael's continued engagement with housing developers, has created a positive climate for housing development, taking into account the unique development conditions of high land and labor costs present in San Rafael and the County of Marin.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	San Rafael
Reporting Period	January 2007 - December 2007

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4	5	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Income			Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to Instructions.
			Very Low-Income	Low-Income	Moderate-Income				
216 Mountain View	2-4	R	1			1	SDU PROG	-	1 (1)
32 Junipero Serra	2-4	R	1			1	SDU PROG	-	1 (1)
335 Forbes	2-4	R		1		1	SDU PROG	-	1 (1)
351 Hickory Lane	2-4	R			1	1	SDU PROG	-	1 (1)

4140 Redwood Highway #11	2-4	R			1		1	INFILL/MU	-	1 (2)
9 Marian Ct.	5+	R			1		1	INFILL	-	1 (2)
90 Convent Ct.	2-4	R			1		1	SDU PROG	1	1 (1)
(9) Total of Above Moderate from Table A2	▲	▲	▲	▲	▲	▲	0	7		
(10) Total by income units (Field 5) Table A										
	▲	▲	1	2	4	0	7			

- (1) Affordability determined by homeowner surveys (pages 355-356 of *General Plan 2020*), housing site assumptions (page 369, *General Plan 2020*), and periodic surveys of craigslist.com listings of second unit rental prices conducted for City's Second Unit Workshops.
 (2) Affordability determined by rental surveys (pages 329-332 of *General Plan 2020*).

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	4	0	1	0	0	5

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

		1999 (1)	2000 (1)	2001 (1)	2002 (1)	2003 (1)	2004 (1)	2005 (2)	2006 (3)	2007 (3)	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	445	12	0	0	0	0	0	2	0	0	419
	Non-deed restricted	0	1	0	0	1	4	3	2	1	12	
Low	Deed Restricted	207	21	0	3	36	0	0	14	0	0	118
	Non-deed restricted	0	1	0	1	1	4	4	2	2	15	
Moderate	Deed Restricted	562	20	3	7	25	0	5	21	0	0	74
	Non-deed restricted	37	1	25	224	2	7	7	4	4	311	
Above Moderate		876	43	57	112	48	11	108	293	12	5	689
Total RHNA by COG. Enter allocation number:		2090	133	63	147	334	15	128	344	20	12	1196
Total Units		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	894
Remaining Need for RHNA Period		▶	▶	▶	▶	▶	▶	▶	▶	▶	▶	

(1) 1999 to 2004 "permitted units" are those that received a final inspection ("finalized") by the Building Inspector.

(2) 2005 is a transition year for tracking units, as the city changes to track units based on building permit issuance (rather than on building permit finalized) consistent with new State requirements. 2005 "permitted units" include units that received building permits in 2005 or earlier and were under construction or finalized in 2005.

(3) For 2006 and 2007, consistent with State law requirements, "permitted units" are those units that received a building permit in 2006.

Proposed development. In addition to the above information through 2007, the following table shows approved projects, projects currently under review, and projects where preliminary consultations have been between the City and property owners about possible housing development.

Table B2: Housing Units, Approved, Under Review or in Preliminary Consultation, 2007

	Very Low Income	Low Income	Moderate Income (1)	Affordable Housing Total	Market Rate	Total
Remaining Need	419	1118	170	707	187	894
Units Approved (as of December 31, 2007)	2	7	31	65	190	255
Units Under Review (as of Dec. 31, 2007)	0	18	11	29	126	155
Preliminary Consultations						
Downtown	0	-	-	-	-	-
Central San Rafael	0	3	4	7	60	67
E. San Rafael	0	0	0	0	0	0
N. San Rafael	0	0	0	0	0	0
TOTAL Potential Units	2	28	46	101	376	477
TOTAL Remaining Need	417	90	124	606	(189)	417

- 1) Based on market surveys as reported in General Plan 2020, market rate rental units at higher densities (above 25 units/acre) are considered affordable to moderate income households.

With general plan policies and zoning in place, and with the projects under review and ongoing discussions between planning and redevelopment staff and interested developers and property owners of sites in areas shown in the Table above, the City of San Rafael has the potential to meet a substantial portion of its affordable housing needs as well as its total housing needs.

Table C
Program Implementation Status

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Implementing Program #	Program Summary		<u>Status</u>
H-1a	Complete annual Housing Element review	Annually	Completed Annual Housing Element review submitted to HCD April 1, 2008, consistent with State law and forms.
H-1b	Monitor housing production	Annually	Completed Summary prepared for Annual Housing Element review.
NH-2a (for policy H-2)	Revise the Zoning Ordinance regarding residential regulations for setbacks, height transitions, historic preservation and parking	Short term (2009)	No Action No funding available (not related to removal of constraints for affordable housing).
H-3a	Revise Zoning Ordinance re: single-family development regulations	2005	No Action No funding available (not related to removal of constraints for affordable housing).
H-3b	Revise design guidelines re: compatibility of building patterns	2005	Progress Interim Design Guidelines adopted November 2004. In 2007, held a four-session design discussion to be held in with design professionals, developers and neighbors about the design review process for multifamily and mixed use buildings. No funding available for revised design guidelines.
H-4a	Require neighborhood meetings	Ongoing	Ongoing In 2007, three neighborhood meetings were held for 33 San Pablo, Mt. Tam cemetery, and 2416 Fifth Avenue applications.
H-4b	Provide information and outreach on housing issues	Ongoing	Ongoing In 2006, Community Development staff met with the Federation of San Rafael Neighborhoods to discuss density bonus

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
			<p>ordinance. Staff also reported progress on meeting housing needs at the City Council's annual meeting, provided four second unit workshops to the public, spoke at a Chamber of Commerce Leadership Institute sessions about affordable housing, participated in UrbanPlan (UL) high school program about redevelopment and housing issues) at three high schools, and gave tours to groups visiting Downtown housing sites.</p> <p>Economic Development staff is a member of the Chamber's Affordable Housing and Economic Development Committee), gave a tour of Downtown housing to members of the Municipal Managers Assistants of North California, and talked about housing issues at the Business Issues Committee as well as the Chamber's Leadership Institute.</p> <p>In 2007, these activities continued with participation in Chamber events and committees, and neighborhood meetings, including the design discussions and the second unit workshops.</p> <p>Preparations began to put on a Planning Academy in 2007.</p>
H-5a	Update Housing Element	2009	No action
H-5b	As part of Housing Element update, review constraints and incentives for affordable housing	2009	No action
H-5c	Update Redevelopment Agency's Housing Plan as required (2008)	2008	Progress
			Five year update due in 2009. In 2007, Marin cities and County began discussions for a collaboration to fund a consultant to provide support on shared data and policy updates.
			Five year update due in 2009.
			Redevelopment Agency's Housing Plan update due in 2008.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H-5d	Contract with housing consultant to facilitate affordable housing development	Ongoing	<p>Ongoing</p> <p>In 2007, Redevelopment Agency staff assumed this responsibility, contracting as necessary to review financial constraints and opportunities of building housing on various sites in San Rafael.</p> <p>In 2007, Redevelopment hosted a housing fair for low income buyers with the San Rafael and Novato Chambers of Commerce and the County of Marin.</p>
H-5e	Promote housing through Redevelopment Agency activities	Ongoing	<p>Ongoing</p> <p>The City continued to use Redevelopment Agency funds and expertise to improve and increase the supply of affordable housing in community including providing technical assistance to various developers and non profit groups.</p> <p>Agency Staff sits on the Chamber of Commerce's Committee for Affordable Housing and Economic Development. (See also H-4b).</p>
H-6a	Share housing data and lobbying efforts with other cities and County	2004	<p>Completed/ Ongoing</p> <p>In 2007, City staff participated in ABAG's Housing Methodology Committee as one of three Marin County representatives, and a San Rafael planner was one of the Marin representatives to ABAG's "Focusing Our Vision" committee.</p> <p>In addition, County and city staff discussed a countywide partnership for shared data for the 2009 required Housing Element update.</p>
H-7a	Coordinate affordable housing proposals to maximize competitiveness for funding	Ongoing	<p>Ongoing</p> <p>No new projects in 2007.</p>
H-7b	Encourage cooperative and joint housing ventures	Ongoing	<p>Ongoing</p> <p>CDBG funds and Redevelopment Agency housing funds are coordinated through the Economic Development Department to provide funding flexibility. Staff worked with the following affordable housing developers/owners: BRIDGE, EAH, Mercy</p>

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
			Housing, Bucklelew, Homeward Bound and St Vincent de Paul. Specific potential projects included 706 Third Street (Salute site) and Northgate Mall.
H-8a	Refer discrimination complaints to the appropriate agency	Ongoing	Staff continues to refer complaints to Fair Housing of Marin and Marin Mediation Services. Economic development continues to fund Marin Mediation Services, which is the only place in the County that provides assistance with property owner-tenant disputes. A portion of San Rafael's CDBG allotment is spent on Fair Housing of Marin.
H-8b	Provide nondiscrimination clauses for housing receiving City/Redevelopment funding	Ongoing	Continued to be required and provided in all Redevelopment Agency assisted projects.
H-8c	Provide information regarding fair housing laws	2004	Completed/ Ongoing See H-8a.
H-9a	Use RDA's set-aside fund for affordable housing	Ongoing	Ongoing Continuing program.
H-9b	Support private sector efforts to establish a Housing Trust Fund	Short term (2009)	Completed The Marin County Housing Trust Fund was established 2004, and Redevelopment Agency staff serves on the Loan Committee.
H-9c	Dedicate in-lieu housing fees for rehabilitation, acquisition and subsidy of second units and infill housing	2004	Completed The Housing In-lieu Fee Fund, adopted in 2004 by Ordinance 1831, requires that housing in-lieu fees be placed in a segregated citywide housing in-lieu fee account. The funds in the housing in-lieu fee account, along with any interest earnings accumulated thereon, shall be used solely to increase and expand the supply of housing affordable to very low, low and moderate-income households. No fees were collected in 2007 because all projects subject to the fee provided affordable units on-site.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H-9d	Provide technical assistance to housing developers on resources available to reduce housing cost	Ongoing	Ongoing In 2005, Redevelopment staff worked with affordable housing developers for the following sites: 820 D Street, 706 Third Street, 10-16 San Pablo, 1401 Fourth Street, 648 Lindaro, 111 Third Street, Intercorp, 924 B Street, 2138 Fourth St., Archstone-Smith, Jim Dear Broker.
H-9e	Identify potential revenue sources to support housing initiatives and leverage City's housing funds	Ongoing	Ongoing The adoption of the Housing Element in 2004 made San Rafael eligible for HCD's Workforce Housing Reward Program. The City has a cooperative agreement with Marin County for CDBG funds. Economic Development staff has been working with the Marin Community Foundation to access other Foundation funding for housing. In 2006-07, Redevelopment participated in the American Dream program through Marin Housing. See also H-9 (a), (b) and (c).
H-9f	Coordinate applications for State and federal subsidies	Ongoing	Ongoing See H-7a.
H-9g	Provide fee waivers	Ongoing	Ongoing A fee waiver is available consistent with the provisions of Resolution No. 11025. There were no requests for a fee waiver in 2007.
H-10a	Implement condo conversion ordinance	Ongoing	Ongoing There have been no condo conversions as the rental vacancy rate remained below 5 percent.
H-10b	Work with developers to rehabilitate affordable rental housing	Ongoing	Ongoing In 2007, Redevelopment staff met with developers of Martinelli House, 190 Mill and for Downtown apartments about potential rehabilitation projects.
H-10c	Expand the Canal Housing Improvement Program citywide to enable the rehabilitation of rental housing	Ongoing	Ongoing Redevelopment staff worked with four non-profit housing groups on a minimum of six projects. In all cases the cost of the units required a larger subsidy than the tax

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
			increment funding available on a pay as you go basis. In most cases the subsidy exceeded the bonding capacity of the Agency. The Agency – Bridge agreement runs through June, 2009, and Bridge continues to make offers to developers under the CAHIP programs.
H-10d	Expand the Canal Affordable Safe and Healthy Housing program city-wide to facilitate rehabilitation loans	Ongoing	See H-9 (a). Redevelopment staff continued to market the program through real estate community, community development counter and code enforcement referrals, resulting in 15 owners expressing interest in the program. Current low interest rates for private rehabilitation loans, the requirement for the payment and paperwork of prevailing wage and the rent limits resulted in no projects in 2007.
H-10e	Retain mobilehome housing	Ongoing	Ongoing
H-11a	Continue apartment inspections.	Ongoing	The City has continued to defend its Mobilehome Rent Stabilization Ordinance in a seven-and-a-half year litigation with the owners of the Contempo Marin. The trial court has ruled that the Mobilehome Rent Stabilization Ordinance is unconstitutional. The City plans to appeal.
H-11b	Coordinate City departments to ensure compliance with health and safety codes; provide info about rehabilitation loan programs	Ongoing	Apartments inspected on a three-year cycle. HCD grant for \$106,897 for code enforcement completed December 2006. A full time Fire Inspector position was assigned to the Code Enforcement section in November 2006. In 2007, 552 units were inspected. Interdepartmental Development Coordinating Committee meetings held bi-weekly to review all development submittals and other matters of interdepartmental concerns. Attending departments include Fire, Police, Building, Planning and Public Works.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
			In addition, the monthly Health and Safety Committee, with City and outside representation, addresses issues throughout the San Rafael through a coordinated effort.
H-11c	Coordinate with other organizations to provide rehabilitations loans and grants	Ongoing	In 2005 and 2006, Redevelopment staff worked with and provided funding for rehabilitation programs provided by the Marin Housing Authority, Ritter House and Marin Center for Independent Living.
H-11d	Work with service organizations to assist homeowners with house maintenance	Ongoing	In 2007 City staff participated in Rebuilding Together projects to rehabilitate one unit. In addition, Code Enforcement staff involves County Mental Health staff on cases where property owners need assistance with maintenance.
			In 2007, Code Enforcement staff initiated a study with other local agencies regarding appropriate services for people who hoard belongings.
H-11e	Pursue funding for housing conservation and rehabilitation	Ongoing	During this period, the Marin Center for Independent Living Accessibility Modification program and the Marin County Housing Authority Rehabilitation loan program have continued to use the CDBG funds previously allocated. In 2007, Redevelopment staff met with Wells Fargo Bank representative to discuss Community Reinvestment opportunities in San Rafael.
H-12a	Abate illegal units	Ongoing	Ongoing
H-13a	Ensure compliance with ADA requirements	Ongoing	Planning assistance is provided to property owners who want to legalize units built without required permits. Units that cannot meet City building and zoning regulations are abated. In 2007, eight illegal second units were abated.
			Building Division holds regular "Coffee and Codes" meetings with design and construction industry members to discuss ADA requirements. The City's ADA consultant

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
			reviewed plans on an as-needed basis. Building staff reviews residential plans for compliance with State accessibility requirements.
			Staff developed a standardized set of forms to streamline the review of disabled accommodation complaints. In addition, the department established a timetable for review and staff duties to ensure timely and complete responses.
H-13b	Revise Zoning Ordinance re: providing reasonable accommodations for the disabled	2005	Completed Ordinance adopted by Council December 2005.
H-14a	Allow manufactured housing	Ongoing	Completed/ Ongoing No applications received during the reporting period.
H-14b	Update live/work regulations in the Zoning Ordinance	2006	Completed Completed 2004 with adoption of zoning amendments.
H-14c	Promote SRO units through zoning incentives	2006	Completed Completed 2004 with adoption of zoning amendments.
H-14d	Allow co-housing and other cooperative housing arrangements	Ongoing	Ongoing No inquiries received during the reporting period.
H-15a	Support Shared Housing project	Ongoing	Ongoing No inquiries received during the reporting period.
H-16a	Support efforts by local jurisdictions and organizations to provide emergency housing	Ongoing	Ongoing December 2007, the City of San Rafael was host to the first Homeless Connect event in Marin County. This one-day event involved public works, police, fire, planning and library staff in partnership with service agencies from throughout the county. Over 170 people attended and received real-time housing, health and other services.
H-16b	Encourage good neighbor relations between neighborhood groups and emergency shelters	Ongoing	Ongoing No neighborhood meetings requested during the reporting period.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
	and residential care facilities		
H-16c	Update as needed zoning regulations for residential care facilities	Ongoing	Completed
			In December, 2005, the zoning definitions of 'small' and 'large' residential facilities were updated to comply with State law.
H-16d	Consider revisions to zoning to include shelters as a permitted use in some commercial and industrial districts.	2006	Progress
			Will be part of the 2009 Housing Element Update, in collaboration with other Marin County cities, and consistent with State law.
H-17a	Amend Zoning Ordinance re: regulations for assisted living senior housing	2004	Progress
			Project on hold due to lack of staff.
H-17b	Designate affordable senior housing as a priority project in the PSP resolution	2004	Completed
			Completed 2004 with adoption of Resolution 11666.
H-17c	Assist older residents to 'age-in-place.'	Ongoing	Ongoing
			Police, Fire, Code Enforcement, and Community Services programs continued through the reporting period.
H-18a	Encourage residential development	Ongoing	Ongoing
			See information below.

In 2007, City and Redevelopment Agency staff met with developers and property owners about potential housing. These meetings involved ten sites in 2005, and at 13 sites in 2006:

- Hillside single-family lots
- Conversion of office to residential
- Redevelopment of office or retail to residential
- Undeveloped portions of existing nonresidential sites

The following activities were conducted on the potential housing sites listed in Appendix B of General Plan 2020.

Site	Activity
Single-family Sites	In 2007, # of applications.
Second Units	Zoning amendment adopted for consistency with State law. Two community "how-to" workshops were conducted by Community Development and Marin County staff in 2007. In 2007, five second dwelling units were approved.
Medium/High Density Sites	<u>225 Picnic Ave.</u> No action.

	<p><u>Former San Rafael Sanitation District</u> site. No action.</p> <p><u>Lincoln Avenue site (adjacent to CalTrans site)</u>. 1867 Lincoln application for 16 units approved.</p> <p><u>Elks Club</u>. In 2007, staff met with the developer three times, and developer will be applying for a PSP approval this spring for a 52 unit residential project.</p> <p><u>San Rafael City Schools' Corp Yard site</u>. School district site part of a 7/11 Committee study re. future use of schools sites.</p> <p><u>Other</u>:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 524 Mission (15 units) approved.
Downtown Sites	<p><u>924 B Street</u>. Approval expired, and property sold to new owner.</p> <p><u>809 B Street</u>. Application withdrawn and developer is considering options.</p> <p><u>Other</u>:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1203 Lincoln. 36-unit project approved by City Council 2006. <input type="checkbox"/> 820 D Street. 13-unit project approved by Planning Commission 2006. <input type="checkbox"/> City and Redevelopment staff met with property owner and potential developers of Salute Restaurant site (destroyed by fire).
Public Parking Lots Downtown	No inquiries for air rights use.
Loch Lomond Marina	In 2007, an 81-unit project was approved, and the EIR certified. The property is now up for sale.
Neighborhood Commercial Sites	In 2004, zoning ordinance amendment adopted to remove mixed use FAR constraint, and to allow an additional six feet of building height for mixed use development in this district. No action.
Dominican University	No action regarding residences.
Marin Square	Site has been purchased by Sutter Health.
Ind./Light Ind. Area at Davidson Middle School	Rezoning completed 2004. No inquiries.
General Commercial District in Northgate Town Center	In 2007, the owner of Northgate Mall submitted a remodeling project application. Housing is not part of the project due to CEQA requirements for an EIR. The City pursued a Development Agreement that would require the owner, Macerich, to study housing as a potential use in the future. Application is under review.
Office District in Northgate Town Center	No inquiries.
Lincoln Ave. Park & Ride Lot	No action.
Medway/Vivian Area	Zoning ordinance map amendment adopted November 2004 to expand the Neighborhood Commercial zoning district, and allow medium density/mixed used housing in the area. No inquiries from property owners in 2005-06. Efforts underway to improve the neighborhood and make more appealing for housing development include: <ul style="list-style-type: none"> • receipt of a \$900,000 grant for streetscape improvements from the Metropolitan Transportation Commission's Transportation for Livable Communities program. Phase I (undergrounding) with construction underway in 2007, and • receipt of a \$60,000 grant by Marin County from the Metropolitan Commission to prepare a Community-Based Transportation Plan for the Canal Neighborhood. The joint City/County Planning project began fall 2005, and was completed fall 2006. Subsequent funding in 2007 will improve sidewalk accessibility in the neighborhood.

	<ul style="list-style-type: none"> Planning staff spoke with potential developer of property for residential use.
Other sites (not designated as Housing Opportunity Sites)	<ul style="list-style-type: none"> 33 San Pablo. Property owner consulted with planning and redevelopment staff about a potential 82-unit housing application. Hotel sites. Owner of Colonial Hotel submitted pre-application for 35 units.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Implementing Program #	Program Summary		Status
H-18b	Approve projects at the mid- to high range of zoning densities, unless there are certain constraints	2004	Ongoing
H-18c	Rezone Brookdale Ave. lots to high density residential	2004	Completed
H-18d	Rezone commercial sites to allow mixed use	2004	Completed

All residential-only projects approved during the reporting period were at the mid- to high-range of the zoning density, including 820 D Street (4 unit density bonus) and 524 Mission (2 unit density bonus).

In 2004, the City Council adopted zoning ordinance and map changes to allow higher density residential use on seventeen parcels in the vicinity of Brookdale Avenue.

In 2004, the City Council adopted zoning ordinance and map changes to allow higher residential use in the following zones:

- Amendments to the Office, General Commercial, Francisco Boulevard West and Commercial/Office districts to allow mixed-use development, including housing at high densities,
- Amendments to the Marine-Related district to allow mixed-use development, including housing at medium density,
- Amendment to the Office and Heitherton Office districts to allow residential-only development,
- Amendment to the Neighborhood Commercial district to increase allowable building height to 36 feet to encourage

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
			<p>mixed-use residential development</p> <ul style="list-style-type: none"> Expansion of the Neighborhood Commercial district at the Loch Lomond Marina to increase housing potential, and <p>Rezoning of nine properties in the vicinity of Medway Road and Vivian Place from the Core Canal Industrial/Office district to Neighborhood Commercial to encourage mixed use development with housing at medium density.</p>
H-18e	Rezone public/quasi-public lots (including school sites) to residential districts	2004	<p>Completed</p> <p>In 2004, the City Council adopted zoning ordinance and map changes to allow residential use on sites zoned Public/Quasi-Public.</p>
H-18f	Evaluate the feasibility of air rights development and consider zoning incentives	Long term (2014)	<p>Progress</p> <p>No inquiries for air rights use.</p> <p>In 2007, the MTC parking study, of which San Rafael was one of the case studies, was completed. The study focus in San Rafael was on the feasibility of redeveloping public parking lots for mixed public parking/residential use. The study did not recommend specific zoning changes, but rather suggested additional analysis of supply and demand of parking. The MTC parking study won an award from the International Parking Institute.</p>
H-18g	Consider revisions to the parking standards	2006	<p>Ongoing</p> <p>a) The Traffic Coordinating Committee reviews individual and neighborhood requests for parking improvements and/or restrictions.</p> <p>b) Review of parking requirements near a transit stop is pending implementation of the rail transit project. Sales tax measure to be on the ballot November 2008.</p> <p>c-e) Tandem parking is permitted in Downtown residential projects and for second units; and compact parking and shared parking for mixed use are permitted as well.</p>
		No action	
		Completed	

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
			<p>No action</p> <p>f) A parking reserve has not been necessary in projects reviewed during the timeframe.</p> <p>g) Bicycle parking is a zoning requirement.</p> <p>Other: The City Council adopted parking regulations consistent with the State's Density Bonus law.</p>
H-18h	Provide developers a consultation to identify potential design and/or zoning considerations for proposed projects	Short term (2009)	Ongoing
H-18i	Lobby MWWD to reduce fees for affordable housing	Short term (2009)	Progress
H-19a	Adopt Affordable Housing Ordinance	2004	Completed
H-20a	Require resale controls on ownership BMR units	Annually	Ongoing
H-20b	Require ongoing reporting for BMR rental projects	Annually	Ongoing
H-20c	Identify and monitor at-risk affordable rental units	Ongoing	Ongoing
			Economic development staff is monitoring this issue and there are currently no at risk units at this time. Staff continued to monitor the impact of the Section 8 reductions that will have a

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
			negative impact on affordable units.
H-21a	Amend Zoning Ordinance re: State density bonus law	2004	Completed Zoning amendment adopted December 2005. In 2006, the City Council approved 1203 Lincoln with a density bonus.
H-21b	Offer exceptions to zoning standards for density bonus development	2004	Completed Zoning amendments adopted December 2005. Planning staff provided early design review assistance to three developers considering housing development in Downtown San Rafael.
H-21c	Offer height bonuses for affordable housing as provided in General Plan	Ongoing	Completed The zoning ordinance offers height bonuses for projects that include affordable housing units, consistent with Land Use Element Exhibit 10. 1203 Lincoln project had a height bonus approved by the Planning Commission. The Planning Commission suggested and approved adding a fifth floor and increasing the project density from 31 to 36 units.
H-21d	Consider revisions to the parking standards	2006	Completed/ Ongoing/ No action See H-18g above.
H-21e	Provide an exemption from Project Selection Process for affordable housing	2004	Completed In 2004, the City Council adopted Resolution 11666 implementing this program.
H-22a	Revise Zoning Ordinance to encourage high density housing near transit service	2004	Completed Completed 2004 with adoption of zoning amendments to allow high density housing in the vicinity of the proposed Civic Center transit rail stop. NOTE: high density housing has been allowed around the proposed Downtown rail station since 1996.
H-23a	Revise Zoning Ordinance to encourage mixed use development	2004	Completed 1) In 2004, the City Council adopted a zoning amendment so that the residential component of a mixed use development is not subject to the FAR limits for that zone. 2) The Planning Commission and City

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
		Completed	Council approved zoning exceptions in the new density bonus ordinance that was adopted December 2005.
		Completed/ Progress	3-4) The San Rafael zoning ordinance allows reduced and shared parking based on the use mix, and permits tandem parking Downtown, as well as shared and off-site parking. Further review is pending a detailed review of parking standards.
H-24a	Adopt a Jobs-Housing Linkage Ordinance	Short term (2009)	Completed 2004 with adoption of zoning amendments.
H-24b	Seek opportunities to help employees find local housing	2007	Ongoing 2007 implementing program. Ongoing efforts include participating in the Chamber's Affordable Housing efforts, discussions with the school districts, and offering a proportion of affordable BMR units to local employees.
H-25a	Encourage second units	Ongoing	Ongoing Two workshops were held in 2007 about "Everything You Wanted to Know About Second Units but Were Afraid to Ask." Also see H-018i above.
H-25b	Provide assistance to property owners about adding a second unit	Ongoing	Ongoing Current planners trained in requirements for second units, and provide ongoing counter assistance to potential applicants. Also see H-25a above.
H-25c	Promote second units	2004	Ongoing Publicity provided for second unit workshops in City newsletter, the City's website, and the local newspapers. See H-25a above.

In addition:

- In 2005, Code Enforcement staff completed Canal Housing Inspections in the Canal neighborhood (14 apartment complexes)
- In 2006, Building Division implemented permit tracking and over-the-counter one-stop permitting
- In 2006, Community Development staff participated in the Marin County effort to prepare *The Next Decade: Marin County's Ten-Year Homeless Plan*. (May 2006)

Neighborhoods Element

- A. Effectiveness of the Neighborhoods Element in attainment of San Rafael's neighborhood goals:
- Distinctive Neighborhoods
 - A Vibrant Downtown

The San Rafael Neighborhoods Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

<u>Implementing Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
NH-1a	Prepare or update neighborhood plans (several neighborhoods listed)	CDD	No Action	
NH-2a	Revise the Zoning Ord. re: residential regulations for setbacks, height transitions, historic preservation & parking	CDD	No Action	
NH-8d	Review zoning re: parking standards and screening of parking	CDD	Completed	Program precluded in multifamily areas by State Density Bonus law.
NH-9b	Revise the Municipal Code re: use of vehicles as residences on public streets	PD	Completed	Between 10/02 and 9/06, only 13 citations were issued for sleeping in vehicles. A beat project in response to neighborhood concerns in June 2005 resulted in 3 of those citations, and greatly reduced calls for service in this neighborhood about sleeping in vehicles. Staff analysis of the calls for service regarding sleeping in vehicles determined that the current code is adequate and code revisions are not warranted at this time.
NH-18a	Support construction of a new Downtown hotel	ED	Ongoing	As part of the annual review of fees, staff considered whether fees should be increased. This year's evaluation showed that a fee increase is not necessary.
NH-26a	Evaluate pedestrian lighting on Lincoln Ave. for safety	PW	Progress	In 2006, new signals installed at two crossings at Lincoln and Linden Lanes. Traffic Engineer inspected street lighting at crosswalks and found it to be adequate.
NH-36a	Amend the Zoning Ord. to allow more flexibility of uses in	CDD	Completed	Zoning amended November 15, 2004.

	the Heiterton Office District					
NH-36b	Support efforts to increase transit service at the Transportation Center	PW	Progress	In 2005, Transportation Authority of Marin and City received \$60,000 grant for Canal transportation plan, which will include a study of access to the Transportation Center. Stakeholder Committee began meeting fall 2005, and completed plan in fall 2006. Recommendations include seeking ways to improve access from the Canal Neighborhood to the Transportation Center.		
				In 2005-06, San Rafael selected as a case study for a 'way finding study' of Bay Area transit centers. CDD staff attended two walking tours with consultants at the Transportation Center, and received draft report. Improved information and directional signage will be installed at the center by Golden Gate Bridge and Transportation District.		
NH-40a	Revise the Zoning Ord. to allow more flexibility in uses in the CSMU, 2/3 MUE and MUW Districts	CDD	No Action			
NH-54a	Expand the NC District in the Canal area	CDD	Completed	Zoning amended November 15, 2004.		
NH-72a	Complete streetscape improvements in the Medway area	PW	Underway	In 2006, full funding considered as part of the Non-motorized Transportation grant program. Phase 1 (undergrounding) began 2007.		
NH-74a	Prepare a Canal Waterway Vision and design plan for redevelopment along the Canal waterway	CDD	Progress	\$140,000 grant from CalTrans awarded 2007 to fund Conceptual Design Plan for the Canalfront.		
NH-75a	Amend the Zoning Ord. to allow non-marine and residential uses in the Marine District	CDD	Completed	Zoning amended November 15, 2004.		
NH-76a	Evaluate market demand for maritime uses in developing the Canal Waterfront Vision	CDD	No Action			
NH-94b	Amend the Zoning Ord. To allow additional housing opportunities near Dominican University	CDD	Completed	Zoning amended November 15, 2004.		
NH-95a	Rezone publicly-owned properties on Gold Hill Grade to Open Space	CDD	Completed			
NH-98a	Encourage landscaping and sound-deadening materials on sound wall for the Hwy. 101 Gap Closure project	PW	Progress	City received State grant of \$128,000 to landscape east side of 101 soundwall adjacent to the Dominican/Black Canyon neighborhood. In 2007, Caltrans continued construction on HOV lanes.		
NH-103a	Development of properties along Highway 101.	ED	Ongoing	Assist property owners in redeveloping properties after CalTrans take, include Home Center, RAB Motors, SMART car dealership, Sonnen Nissan, and Sonnen VW/Audi.		

NH-119a	Rezone the Marin Bay Islands to Open Space	CDD	Completed	Zoning amended November 15, 2004.
NH-126a	Work with the School District to improve access to San Rafael High School	PW	Completed	
NH-130a	Increase commercial parking in the Montecito area.	CDD	No Action	
NH-150a	Initiate dredging of the Smith Ranch Pond	CDD	Progress	In Fall 2007, application resubmitted for State grant for restoration project at Smith Ranch Pond.
NH-156a	Revise the Zoning Ord. to protect Eichler homes	CDD	Completed	Eichler-overlay zoning adopted.
NH-163a	Create a skate park and teen center in North San Rafael	CDD	Completed	New skate park opened in North San Rafael.

Community Design Element

- A. Effectiveness of the Community Design Element in attainment of San Rafael's community design goals:**
- A Beautiful City

The San Rafael Community Design Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

<u>Implementing Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
CD-1b	Prepare neighborhood or corridor plans to identify desired design qualities	CDD	No Action	
CD-3a	Consider revisions to the single-family design review process to address major ground floor additions and renovations	CDD	No Action	
CD-3b	Zoning Ord. changes re: residential development standards (height limits, setbacks, building size, etc.)	CDD	No Action	
CD-3c	Revise Design Guidelines to identify design elements and unique neighborhood qualities	CDD	No Action	
CD-4a	Provide public information re: historic resources	CDD	Progress	In 2005-06, historic resource evaluations prepared for four proposed development sites.
CD-4b	Revise Design Guidelines or Zoning Ord. to provide incentives for adaptive re-use of historic buildings	CDD	No Action	
CD-4c	Revise Sign Ord. to allow ID plaques for historic structures	CDD	No Action	
CD-4d	Revise Design Guidelines to define appropriate changes to historic structures	CDD	No Action	
CD-5a	Prepare a Canal Waterway Vision and design plan for redevelopment along the Canal waterway	CDD	Progress	In 2007, \$140,000 grant approved by CalTrans to fund a vision/design plan for Canal waterfront.
CD-10b	Revise Design Guidelines to better address building patterns and transitions between districts or different building types/scale	CDD	No Action	

CD-10c	Create a portfolio showing examples of good building design	CDD	Progress	Photos for counter notebook and display wall obtained from design award winners in 2007 as part of the 2007 Design Awards.
CD-11a	Revise Design Guidelines to better address building patterns and transitions between districts or different building types/scale	CDD	No Action	
CD-12a	Revise Design Guidelines and the Zoning Ord. to address desired landscape improvements	CDD	No Action	
CD-15a	Reevaluate notification procedures (posting, noticing occupants), improve handouts	CDD	Complete	
CD-15b	Reevaluate thresholds for triggering design review process	CDD	No Action	
CD-18a	Reevaluate zoning landscape provisions	CDD	No Action	
CD-19b	Develop lighting guidelines and require submittal of lighting plans for parking lot improvements or other new lighting	CDD	No Action	
CD-20a	Update the Sign Ordinance	CDD	Complete	
CD-21a	Revise the Zoning Ord.re: parking lot landscape requirements	CDD	No Action	

Economic Vitality Element

- A. Effectiveness of the Economic Vitality Element in attainment of San Rafael's economic vitality goals:
 - A Sound Economy
 - A Range of Goods and Services
 - Distinctive Business Areas
 - Creative Infill

The San Rafael Economic Vitality Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

<u>Implementing Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
EV-2e	Adopt a street vendor ordinance	CDD	Complete	
EV-7a	Promote green business practices and the County's Green Business Certification Program	CDD	Progress	In 2006, Green Building Ordinance drafted.
EV-8a	Maintain industrial zoning	CDD	Ongoing	
EV-8b	Assist in creation of a day laborer center	CM	No Action	
EV-11a	Revise the Zoning Ord. re: home occupation regulations	CDD	No Action	
EV-13a	Revise the Zoning Ord. to strengthen different business areas	CDD	No Action	
EV-15b	Encourage neighborhood upgrades	CDD	Progress	In 2007, Loch Lomond application, which includes site improvements and retail services for the neighborhood, was approved.
EV-17a	Review the planning application pre-submittal process and notification procedures	CDD	No Action	

In addition:

- In 2005, 400-car parking structure opened in Downtown.
- In 2005-06, Redevelopment staff analyzed Francisco Blvd. West redevelopment area for future projects, impacts and mitigations, and worked with ILM re. relocation plans and re-tenanting of building.
- Best Buy completed construction in 2007.
- San Rafael Corporate Center under construction, 2007.
- In 2007, new streetscape improvements underway on Medway, and on Fourth Street in the West End Village.

Circulation Element

- A. Effectiveness of the Circulation Element in attainment of San Rafael's Circulation goals:
 - A Leadership Role in Transportation
 - Mobility for All Users
 - A Safe and Efficient Street System
 - Connections Between Neighborhoods
 - Bikeways
 - Pedestrian Paths
 - Adequate Parking

The San Rafael Circulation Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

<u>Implementing Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
C-2a	Support local transportation tax	CDD	Complete	Measure A passed in November 2004.
C-11e	Zoning Ordinance changes re: bicycle parking requirements and preferential parking for carpools	CDD	No Action	
C-20a	Work with SMART re: future station designs	PW	Progress	In 2005, staff gave two tours of the Downtown station to MTC officials, and worked with consultants to analyze traffic impacts and operation concepts. In fall 2005, city staff reviewed DEIR for SMART project, including impacts of station development at the Civic Center and in Downtown. In 2006, funding measure failed, garnering 65.3% approval, but failing to achieve 66% needed for passage. In 2007, SMART also released DEIR for revised project, which will include weekend service. In addition, the SMART board stated its intention to place the funding measure on the ballot November 2008.
C-26c	Zoning Ordinance changes re: bicycle parking requirements	CDD	No Action	
C-27b	Create prioritization for maintenance of existing pedestrian facilities (e.g., sidewalks)	PW	Progress	Public Works evaluated sidewalks citywide. Sidewalks are repaired based on available funding.
C-33b	Consider additional commuter parking near the Downtown	PW	No Action	

In addition:

- In 2004, implemented PICASO Pedestrian Safety program seven times in Downtown and Lincoln Avenue areas, began a joint planning project with the Transportation Authority of Marin, funded by a \$60,000 grant from MTC, to identify and prioritize transportation improvements in the Canal, and worked with Bahia Vista, Gallinas and Sun Valley schools on Safe Routes to School improvement projects.
- In 2006, added professional staff in the Traffic Engineering Division, installed new traffic signals at Lincoln/Linden, Northgate/Los Ranchitos, Nova Albion/_as Gallinas, and Nova Albion/Arias; continued oversight of Caltrans' HOV gap closure project with the Francisco Blvd. West relocation phase completed ahead of schedule, and completed traffic impact studies for Marin Airport, Target, Marin Square and Loch Lomond planning applications.
- In 2007, funding received to implement circulation improvements in Canal Transportation Plan.
- In 2007, update of Bicycle/Pedestrian plan initiated.

Infrastructure Element

A. Effectiveness of the Infrastructure Element in attainment of San Rafael's Infrastructure goals:

- Sound Infrastructure**

The San Rafael Infrastructure Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

<u>Implementing Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
I-6c	Develop a sidewalk repair program	PW	Ongoing	City monitors sidewalk conditions and makes temporary repairs as needed. Once a year, City contracts about \$100,000 for permanent repair of sidewalks as needed.
I-8b	Require street trees, and consider mitigation for tree removal	PW	No Action	
I-8c	Seek diversified funding for street tree maintenance	PW	No Action	
I-8d	Revise the Municipal Code to require maintenance of landscaping encroaching onto the City right-of-way	PW	No Action	
I-12a	Support consolidation of service providers (sanitary sewer, fire, etc.) in San Rafael's Planning Area during LAFCO review	CM	Progress	In 2005, refuse and recycling franchises unified for City of San Rafael. In 2006, LAFCO study adopted regarding service provisions with no recommendations for consolidations. Contract negotiations completed with Marinwood for fire services agreement.
I-14c	Adopt a Telecommunications Ordinance	MS	Completed	

In addition:

- In 2005, initiated comprehensive Storm Drain Assessment Program to assess the current state and future rebuilding and maintenance needs of San Rafael's storm drain system.
- Survived 12/31/05 storms with minimal flooding.

Governance Element

- A. Effectiveness of the Governance Element in attainment of San Rafael's Governance goals:
- Diversity
 - Community Participation
 - Educational Excellence
 - Support for Care Providers
 - Funding for City Services

The San Rafael Governance Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

<u>Implementing</u>	<u>Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
G-9b		Recognize their service and debrief outgoing Board and Commission members	ALL	Progress	<p>Outgoing members recognized by City Council resolution. In addition,</p> <p><input type="checkbox"/> Outgoing Planning Commissioners recognized at final meeting.</p> <p><input type="checkbox"/> The Fire Department has 5 Fire Commissioners whom hold monthly meetings with one Commissioner as Chair. One commissioner has stated she will not seek another term and for that reason, the Council is seeking a replacement to start April 1, 2007.</p> <p>The Commissioners are briefed on the status of Fire Department issues and Operations and have been actively involved in Paramedic Tax Measures and Vegetation Management Literature and Homeowners Association participation to manage vegetation as a group.</p> <p>The Commission provides advice and recommendations and communicates with the City Council through the Mayor and the City Manager. The Commission meets at all 6 Fire Stations approximately twice a year and discusses issues and concerns with on duty Fire Department Personnel. Their meeting dates and times are posted.</p> <p><input type="checkbox"/> The Pickleweed Advisory Board was formally adopted as a City appointed Board in July 2006. The Board advises the Park and Recreation Commission related to issues surrounding the</p>

Pickleweed Community Center and Library as well as Pickleweed Park. One member of the Advisory Board retired in February. Nancy Rosa was recognized by City Council Resolution for her work on the Board and for the community. She was debriefed by staff and Councilmember Cyr Miller. No other Board or Commission members have left service this year.

- City Council holds annual holiday event to thank all Board members and Commissioners for their service throughout the year.

G-12b	Publicize voting results on the City's website	CC	Ongoing	In 2007, a link was posted from the City Clerk's website to the elections results on the Marin County Elections Office.
G-18c	Revise the Zoning Ord. re: regulations for group homes and transitional housing	CDD	Completed	Group home definition revised to be consistent with State law in zoning amendment of December 2005.
G-24b	Consider new revenue sources	CM	Progress	Community outreach on budget issues Spring 2005. Sales tax measure for City services on November 2005 ballot passed by voters by 71%.

In addition:

- Published Volunteer Program Guidelines and Procedures.

Cultural Affairs Element

- A. Effectiveness of the Cultural Affairs Element in attainment of San Rafael's Cultural Affairs goals:**
- Quality Cultural and Library Services
 - Protected Cultural Heritage

The San Rafael Cultural Affairs Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

Implementing Program

Program #	Program Summary	Dept	Status	Activity
CA-1a	Support local cultural organizations in developing a Culture and Arts Vision	CS	Progress	Staff conducted background research needed to prepare a work program for visioning process. In 2005, staff conducted background research needed to prepare a work program for visioning process. In 2006, a subcommittee of the Park and Recreation Commission met to define the scope of the planning process. In 2007, City staff and community members drafted a work program proposal to prepare an Arts Plan, but the project was not funded in the 07-08 budget.
CA-1b	Locate places to market cultural programming in the city	CS	Progress	Promotion of City Plaza as event location. Managed the City's web page regarding event and movie locations. Staff formulating policy for use of Albert Park stadium as an event venue. In 2005, staff facilitated temporary outdoor art installations on public sites throughout the downtown area. In 2006, work continued with Marin Arts Council to design space and programs that feature cultural arts at the newly opened Pickleweed Park Community Center and Library.
CA-2a	Identify funding sources for preparation of an Arts Plan	CS	No Action	
CA-6a	Adopt a resolution re: community contributions of art	CDD	Progress	In 2007, the City Council approved a public art program to permit public art displays at specific sites in the city.
CA-8a	Support efforts to renovate Marin Center	CM	Progress	Staff attended focus group, and monitored development of conceptual plan. Funding efforts now underway.
CA-9a	Update the Falkirk Master Plan and Strategic Plan	CS	Progress	In 2005, the Falkirk Heritage Foundation, a volunteer group seeking 501-C3 status, organized to support fundraising opportunities. In 2006, Falkirk Cultural Center roof repair, parlor restoration, dining

CA-11a	Complete the Library Facility Study	LIB	Completed	Feasibility Study completed. Nonprofit Foundation formed to raise funds.
CA-13a	Update the Historical/Architecture Survey	CDD	No Action	
CA-13b	Update the Historic Preservation Ordinance	CDD	Progress	Review of development involving an historic landmark structure or proposals for designation of historic buildings/districts transferred to the Planning Commission in 2005.
CA-13c	Establish a historical advisory committee or provide consultant assistance in reviewing applications to modify historic structures	CDD	Ongoing	Historical consultant available to review housing redevelopment involving building over 50 years old, per CEQA requirements. The Planning Commission is the hearing body to review proposed changes to landmark structures.
CA-14a	Use State Historical Building Code for adaptive reuse of historic structures	CDD	Ongoing	Adopted. No requests for adaptive reuse.
CA-14b	Revise Design Guidelines or Zoning Ord. to provide incentives for adaptive re-use of historic buildings	CDD	No Action	

In addition:

- In 2005, Friends of Library located into on-site structure next to library.
- In 2007, the second Critical Facilities Committee formed to investigate options for library facilities in San Rafael.

Parks and Recreation Element

A. Effectiveness of the Parks and Recreation Element in attainment of San Rafael's Parks and Recreation goals:

- Parks and Programs for All**

The San Rafael Parks and Recreation Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

<u>Implementing</u>	<u>Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
	PR-3a	Develop or update individual park plans	CS	Progress	In 2005, updated Sun Valley Park, and launched project to update Victor Jones Park. In 2006, updated plans for Terra Linda Community Center and Park; Jean and John Starkweather Shoreline Park; Sun Valley Park; and Santa Margarita Park.
	PR-4a	Provide additional all-weather playing fields	CS	Progress	In 2005, preliminary investigation on installation at SRHS, but School unable to proceed. In 2006, all-weather playing field installed at Terra Linda High School by the School District.
	PR-5a	Update citywide recreation needs survey	CS	Progress	In 2006, trial survey distributed in the Recreation Guide; very limited response.
	PR-6a	Prepare plans and improve community center facilities (Pickleweed and San Rafael)	CS	Progress	In 2006, Pickleweed Park Community Center and Library complete and re-opened after an \$8.5 million renovation. Terra Linda: master planning improvements to entries, sidewalks, and adjacent path of travel; doors replaced At San Rafael Community Center, major electrical renovation completed.
	PR-7a	Prepare plans and improve community parks (Gerstle, Pickleweed and Shoreline)	CS	Progress	In 2005: South Pond segment of Starkweather Shoreline Park complete. Pickleweed Park restoration underway. Albert Park tennis courts resurfaced. In 2006, South Pond segment of Starkweather Shoreline Park complete. Other improved park sites include Sun Valley, Santa Margarita, and Pickleweed parks.
	PR-7b	Support creation of the Marin History Museum	CM	Progress	Planning permit approved in 2002, and has expired. Museum board

<u>Implementing Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
PR-8a	Prepare plans and improve neighborhood parks (Bret Harte, Freitas, Ranchitos, Riviera, Santa Margarita, Schoen and Sun Valley)	CS	Progress	In 2005: Ranchitos Park opened. Bret Harte Park seating installed; Freitas Park community clean up scheduled Spring 2006: Ranchitos Park under construction; Santa Margarita Restroom Replacement under design; Sun Valley Park Access Improvement Project under design. In 2007, provided ADA and picnic improvements at Sun Valley
PR-11a	Explore opportunities for use of high school and/or Dominican University pools	CS	No Action	
PR-13a	Revise the Zoning Ord. to allow floor area exemptions for projects which provide public recreational facilities	CDD	No Action	
PR-16a	Encourage efforts of community groups to establish community gardens	CS	Progress	In 2006-7, supported coalition of non-profit organizations to design, install and manage several garden sites in the Canal Neighborhood
PR-23a	Seek new funding sources for park development and maintenance	CS	Progress	In 2007, the City Council approved the Village at Loch Lomond development, which includes recreational amenities that will be supported through a Mello-Roos District.
PR-24a	Consider revising park in-lieu fee ordinance to assess rental housing developments	CS	No Action	

In addition:

- In 2005, San Rafael Corporate Center alternatives were discussed which included a fitness club with community pool; the URM building at Marin Bocce courts was demolished, and efforts began to pursue possible partnerships for sports fields at San Rafael City Schools.
- In 2006, the buildings adjacent to Marin Bocce Complex have been retrofitted and renovated to accept indoor bocce courts, and the School District indicated that it does not support partnerships for field development.
- In 2007, the Marin Bocce Complex was improved with a garden and gazebo, drainage improvements were installed at Albert Park, and playground improvements were added at Parkside.

Safety Element

- A. Effectiveness of the Safety Element in attainment of San Rafael's safety goals:
 - A Safe Community

The San Rafael Safety Element was adopted November 15, 2004. T The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

Program #	Program Summary	Dept	Status	Activity
S-9a	Make a list of high priority structures to inspect after a major earthquake	CDD	Progress	In 2006, work began on preparing a list of high priority structures.
S-11a	Survey industrial facilities within 1/4 mile of schools for hazardous materials	CDD	No Action	
S-13 b	Require remediation and cleanup on sites where hazardous materials have impacted soil or groundwater	FD	Ongoing	Required through project review. In 2004-5, one underground storage tank site received closure. Many sites are undergoing work; no further action letters issued. The Fire Department maintained up to date inspection and remediation work on impacted sites until the program was fully transferred to the California Water Resources Board in February 2006. In 2006, the Department communicated with the California Water Resources Board when questions arose from projects it previously managed and to assist persons who had questions about the status of projects or how to process a new project. The Department remains capable to communicate with the Board when conflict may arise to assist with resolution of local issues of concern.
S-38a	Adopt State-required code updates	FD	Progress	In 2007, the City Council adopted new California Codes re. fire safety.

In addition:

- Critical Facilities Committee was formed in September 2004; scope included recommended seismic and modernization projects and possible funding mechanisms
- MERIA public safety communications system went live January 2004.
- SWAT began specialized Homeland Security training with the Sheriff's Department and other Marin County agencies.
- San Rafael's Mental Health Liaison Program selected for a Helen Putnam Award for Excellence in Public Safety.
- In 2006, City Council decertified San Rafael as a CUPA agency, and transferred authority to the County of Marin.
- In 2007, a second Critical Facilities Committee was formed to investigate facility needs for safety services, and recommend possible funding mechanisms.

Noise Element

- A. Effectiveness of the Noise Element in attainment of San Rafael's Noise goals:
 - Acceptable Noise Levels

The San Rafael Noise Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

Program #	Program Summary	Dept	Status	Activity
N-6b	Revise the Zoning Ord. to allow residential mixed use in non-residential districts	CDD	Complete	Ordinance adopted November 2004.
N-6c	Coordinate with other agencies to achieve noise reduction on freeways, Pt. San Pedro Road and SMART line	CDD	Progress	DEIR for SMART project released in November 2005 identified potential Quiet Zones in San Rafael. The SMART commuter rail is on the ballot November 2007.
N-6f	Encourage noise mitigation in Gap Closure project	PW	Progress	

Open Space Element

Open Space goal is: Protected Open Space

There were no short term (2004 – 09) implementing programs in the Open Space Element.

Successful programs 2005-06 included:

- Campsite Eradication program continued, helping to eliminate fire danger.
- City support of volunteer efforts to clear invasive vegetation in open space areas.

In 2007, the City Council adopted the Urban/Wildland Interface Vegetation Management Standards Ordinance to dramatically reduce the fuel load at the edge of and adjacent to open space areas.

Conservation Element

- A. Effectiveness of the Conservation Element in attainment of San Rafael's Conservation goals:**
- Protected Habitat
 - Resources Used Wisely

The San Rafael Conservation Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

Implementing

Program #	Program Summary	Dept	Status	Activity
CON-18a	Adopt ordinance requiring greater energy conservation in larger single-family homes	CDD	Complete	In 2007, City Council adopted green building ordinance for residential construction.
CON-18b	Revise Zoning Ord. and Building Code to remove barriers to resource efficiency	CDD	Complete	In 2007, City Council adopted green building ordinance for residential construction.
CON-18e	Encourage use of LEED standards re: energy conservation	CDD	Complete	In 2007, City Council adopted green building ordinance for residential construction.
CON-19a	Encourage means to encourage energy production such as photovoltaic cells	CDD	Complete	In 2007, City Council adopted green building ordinance for residential construction, including substantial reduction of plan check fees and building fees for photovoltaic systems. Building and Fire Safety implement over-the-counter review and approval.
CON-21b	Support Marin Sanitary in locating recycling receptacles in high pedestrian areas	CM	No Action	
CON-21c	Consider expansion of recycling collection to apartments and nonresidential buildings	CM	No Action	
CON-23a	Encourage vanpools/carpools for city employees	CDD	Progress	In 2005, vanpool program started for city employees. Nine members of the Community Development Department use the vanpool (33 percent of staff).
CON-24a	Pursue certification of the City as a Marin Green Business; Review ways to improve recycling and resource-efficient purchases in City government	CDD	No Action	
CON-25a	Evaluate backup energy provisions at critical city facilities	PW	Progress	In 2006, staff began preliminary evaluations of energy facilities at City

Hall, the Corp Yard and all pumping stations.

In addition:

- In 2005, park staff developed training module on solar controllers for new solar and weather-driven irrigation systems.
- Volunteer program initiated 'San Rafael clean' litter prevention and recycling program in winter 2005.
- In 2006-7, City partnering with ICLEI staff to audit green house emissions from City structures.
- In 2007, Community Development staff prepared work program to write a Climate Change Action Plan. The City was also awarded a \$25,000 grant from the Bay Area Air Quality Management District for project funding.

Air and Water Quality Element

- A. Effectiveness of the Air and Water Quality Element in attainment of San Rafael's Air and Water Quality goals:**
- Clean Air and Waterways

The San Rafael Air and Water Quality Element was adopted November 15, 2004. The 2007 Annual Progress Report reports on short term (2004 – 09) implementing program activities in calendar year 2007.

<u>Program #</u>	<u>Program Summary</u>	<u>Dept</u>	<u>Status</u>	<u>Activity</u>
AW-3a	Consider Zoning Ord. changes to implement the Bay Area Air Quality Mgmt. District's "Design Strategies for Encouraging Alternatives to Auto Use Through Development Review" or subsequent standards	CDD	No Action	
AW-4b	Implement Model Woods smoke Ordinance to restrict installation of new wood-burning fireplaces	CDD	Complete	In 2007, City Council adopted woodsmoke ordinance.

GENERAL PLAN 2020 MONITORING AND REPORTING PROGRAM

Each required mitigation measure for *General plan 2020* must be implemented. A monitoring and reporting chart is attached to this report. This chart provides the following information and direction for use.

California Government Code section 65400 provides that after adoption of a plan, such as *General Plan 2020*, the planning agency provide an annual report on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs.

The CEQA Guidelines (section 15097) state in part where the project at issue is the adoption of a general plan . . . , the monitoring plan shall apply to policies and any other portion of the plan that is a mitigation measure or adopted alternatives. The monitoring plan may consist of policies included in plan-level documents. The annual report on general plan status required pursuant to the Government Code is one example of a reporting program for adoption of a city or county general plan.

In the following chart, the status of the Final EIR mitigation measures is described in the fourth column.

Mitigation Measure	Responsible Agency	Action Date	Progress
<i>Mitigation Measure IV-3-3</i> The following wording should be added to Program AW-2a Sensitive Receptors: Project review for sensitive receptors (facilities or land uses that include members of the population sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses) proposed within 500 feet from the edge of the closest traffic lane of U.S. Highway 101 or I-580 should include an analysis of mobile source toxic air contaminant health risks, based on appropriate air dispersion modeling. Project review should include an evaluation of the adequacy of the setback from the highway and, if necessary, identify design mitigation measures to reduce health risks to acceptable levels.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Program adopted November, 2004.
<i>Mitigation Measure IV-4-2</i> SMART shall conduct a detailed noise assessment and implement appropriate mitigation measures to reduce potential noise and vibration impacts to an acceptable level under City and FTA Guidelines for any rail project within its right-of-way in the Planning Area.	Sonoma Marin Area Rail Transit (SMART)	During environmental review for any rail project within SMART's right-of-way in the San Rafael Planning Area.	EIR included a detailed noise assessment, and mitigation measures including "quiet zones" to be considered for specific roadway crossings in San Rafael.
<i>Mitigation Measure IV-5-3</i> A new implementing program (S-11b) shall be prepared and incorporated into Policy S-11 of the <i>Draft General Plan 2020</i> that requires remediation and cleanup in order to develop on sites where hazardous materials have impacted soil or groundwater. At a minimum, remediation and clean up of contaminated sites shall be in accordance with regional and local standards. The required level of remediation and clean-up shall be determined by the Fire Department based on the intended use of the site and health risk to the public. The time frame for this program shall be implemented in the short term and maintained on an ongoing basis.	San Rafael City Council Fire Department	Adopted as a part of General Plan 2020.	Program adopted November 2004. No sites applicable.
<i>Mitigation Measure IV-5-4</i> A new implementing program (S-9a) shall be prepared and incorporated into Policy S-9 of the <i>Draft General Plan 2020</i> that would require the City to survey existing industrial facilities within 1/4 mile of the schools. The survey would be used to determine the presence of hazardous materials and evaluate the risk of an accidental release that could adversely effect the health and safety of students and school staff. In addition, the City shall adopt a policy in the <i>Draft General Plan 2020</i> that would restrict siting of businesses or expansion of businesses (including hazardous waste repositories, incinerators or other hazardous waste disposal facilities) that have the potential for a significant hazardous materials release within one quarter mile of schools. The time frame for this policy and program shall require short-term implementation.	San Rafael City Council Fire, Police, and Community Development Departments	Adopted as a part of General Plan 2020.	Program adopted November 2004.
<i>Mitigation Measure IV-5-6(a)</i> In order to meet the existing and projected future needs of the San Rafael Police	San Rafael City Council Police Department	Adopted as a part of General Plan 2020.	Program adopted November 2004.

Mitigation Measure	Responsible Agency	Action Date	Progress
Department, the City shall amend program S-38a Public Safety Facilities to assure that the San Rafael Police Department takes the following actions:			
<ul style="list-style-type: none"> • Determine the department's existing and projected facility needs; • Obtain the necessary funding for the needed improvements; and • Purchase, construct, and/or renovate the necessary additional facilities. 			
<i>Mitigation Measure IV.5-6(b)</i> The <i>Draft General Plan 2020</i> includes a number of policies and programs that would help limit potential impacts related to the construction of the needed police facilities. For example, Policy CON-6 Creek and Drainageway Setbacks would reduce potential impacts to creeks and riparian habitats by requiring future development be sited a minimum of 25 feet (or up to 100 feet in certain circumstances) from the top of banks for all creeks. Policies AW-8 Reduce Pollution from Urban Runoff and AW-9 Erosion and Sediment Control would reduce potential water quality impacts due to erosion at construction sites by requiring and enforcing on-site runoff and sediment control. Program N-10b Mitigation for Construction Activity Noise would, through environmental review, minimize the exposure of neighboring properties to excessive noise levels from construction-related activities. Policy AW-4 Particulate Matter Pollution Reduction, and Program AW-4a Project Review would, through project review, help reduce particulate matter pollution due to construction activities.	San Rafael City Council Community Development Department and Public Works Department	Adopted as a part of General Plan 2020.	No project yet.
<i>Mitigation Measure IV.5-9</i> The <i>Draft General Plan 2020</i> includes a number of policies and programs that would help limit potential impacts related to the construction of the needed library facilities. For example, Policy CON-6 Creek and Drainageway Setbacks would reduce potential impacts to creeks and riparian habitats by requiring future development be sited a minimum of 25 feet (or up to 100 feet in certain circumstances) from the top of banks for all creeks. Policies AW-8 Reduce Pollution from Urban Runoff and AW-9 Erosion and Sediment Control would reduce potential water quality impacts due to erosion at construction sites by requiring and enforcing on-site runoff and sediment control. Program N-10b Mitigation for Construction Activity Noise would, through environmental review, minimize the exposure of neighboring properties to excessive noise levels from construction-related activities. Policy AW-4 Particulate Matter Pollution Reduction, and Program AW-4a Project Review would, through project review, help reduce particulate matter pollution due to construction activities.	San Rafael City Council Community Development Department and Public Works Department	Adopted as a part of General Plan 2020.	No project yet.
<i>Mitigation Measure IV.5-11(a)</i> The CMSA shall conduct and complete a Capacity Management Alternative Study to determine the scope of needed improvements, costs, and expected benefits. The study shall include an analysis of storage alternatives at the CMSA treatment plant and the collection system to contain the peak flows. The study shall also identify feasible plant improvements, including increasing the number of treatment tanks, expanding the effluent pond, or building additional tanks to hold inflow, that shall be studied as part of the Capacity Management Study. In conjunction with the Capacity Management Study,	Central Marin Sanitation Agency (CMSA)	CMSA responsible for monitoring, and constructing, additional treatment facilities as needed.	Study underway.

Mitigation Measure	Responsible Agency	Action Date	Progress
the CMSA member agencies, including the San Rafael Sanitation District, shall conduct a condition assessment of their respective collection systems and develop planning documents for controlling stormwater infiltration inflow into sewer lines, which impacts peak flow conditions. Upon completion of the study, the CMSA Commission shall determine which improvements to pursue and the sources of funding.	San Rafael City Council Community Development Department and Public Works Department	Adopted as a part of General Plan 2020.	No project yet.
<i>Mitigation Measure IV-5-11(b)</i> The <i>Draft General Plan 2020</i> includes a number of policies and programs that would help limit potential impacts related to the construction of the needed wastewater treatment facilities. For example, Policy CON-6 Creek and Drainageway Setbacks would reduce potential impacts to creeks and riparian habitats by requiring future development be sited a minimum of 25 feet (or up to 100 feet in certain circumstances) from the top of banks for all creeks. Policies AW-8 Reduce Pollution from Urban Runoff and AW-9 Erosion and Sediment Control would reduce potential water quality impacts due to erosion at construction sites by requiring and enforcing on-site runoff and sediment control. Program N-10b Mitigation for Construction Activity Noise would, through environmental review, minimize the exposure of neighboring properties to excessive noise levels from construction-related activities. Policy AW-4 Particulate Matter Pollution Reduction, and Program AW-4a Project Review would, through project review, help reduce particulate matter pollution due to construction activities	Marin Municipal Water District (MMWD)	MMWD responsible for monitoring and constructing additional water supply facilities.	In 2007, Environmental Impact Study underway.
<i>Mitigation Measure IV-5-12(a)</i> In order to meet the projected water demand and reduce existing and projected water supply impacts the MMWD shall: <ul style="list-style-type: none">• Continue to research water conservation opportunities;• Research new water supply sources; and• Construct the necessary facilities or infrastructure improvements. As explained above, the MMWD has begun the planning process for a desalination plant and has researched funding opportunities. Potential startup would be in 2007. MMWD is also in the process of exploring additional opportunities to partner on water recycling with the Las Gallinas Valley Sanitary District, and has aggressive water conservation programs in place. These programs shall be continued.	San Rafael City Council Community Development Department and Public Works Departments	Adopted as a part of General Plan 2020.	Environmental impact study underway.
<i>Mitigation Measure IV-5-12(b)</i> In order to limit potential impacts related to the construction of the water supply facilities and improvements required in Mitigation Measure IV-5-11(a), MMWD shall implement the policies and programs included in the <i>Draft General Plan 2020</i> that are intended to reduce construction-related impacts. For example, Policy CON-6 Creek and Drainageway Setbacks would reduce potential impacts to creeks and riparian habitats by requiring future development be sited a minimum of 25 feet (or up to 100 feet in certain circumstances) from the top of banks for all creeks. Policies AW-8 Reduce Pollution from Urban Runoff and AW-9 Erosion and Sediment Control would reduce potential water quality impacts due to erosion at			

Mitigation Measure	Responsible Agency	Action Date	Progress
construction sites by requiring and enforcing on-site runoff and sediment control. Program N-10b Mitigation for Construction Activity Noise would, through environmental review, minimize the exposure of neighboring properties to excessive noise levels from construction-related activities. Policy AW-4 Particulate Matter Pollution Reduction, and Program AW-4a Project Review would, through project review, help reduce particulate matter pollution due to construction activities.			
<i>Mitigation Measure IV.7.4</i> In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. A new implementing program should be added in the General Plan – CD-21b Lighting Plan (Timeframe: Short Term) to require a design guidelines to include the following provisions for lighting plans: <ul style="list-style-type: none">• All light sources should be fully shielded from off-site view.• All lights to be downcast except where it can be proved to not adversely affect other parcels.• Escape of light to the atmosphere should be minimized.• Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons.• On-demand lighting systems should be encouraged.• Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted.	San Rafael City Council	Adopted as a part of General Plan 2020.	Program adopted November 2004 as part of Design Guidelines. All exterior lighting plans for commercial and industrial projects are reviewed.
<i>Mitigation Measure IV.8.1</i> Two new implementing programs shall be added to the General Plan 2020: CON-14b Surveys to require that vacant sites are surveyed for the presence or absence of relevant special status species prior to development approval; and CON-14c Minimization to require that where impacts to special status species are deemed unavoidable, potential impacts to the identified species are minimized through design, construction, and operation of the project. Compensation measures could include on-site set asides or off-site acquisitions (e.g. conservation easements, deed restrictions, etc.) that would be required if project impacts result in direct loss or indirect impacts that cannot be mitigated in other ways. This might also involve species-specific enhancement restoration efforts for the mitigation lands. If special status plant and animal species are determined to be absent based on appropriately timed protocol level surveys (were applicable), consistent with CON-14b, or the project was able to avoid significant impacts to these species, then further mitigation, as outlined in proposed program CON-14c would not be warranted. When surveys conducted as outlined above establish the presence of one or more special status species, and impacts to these species are deemed unavoidable, site-specific mitigation, as	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020. Implementation of on- or off-site acquisitions or restoration would be the responsibility of the individual applicant who would be impacting the special-status species.	Programs adopted November 2004. Programs applied to the proposed sports facility at San Rafael airport through CEQA review.

Mitigation Measure	Responsible Agency	Action Date	Progress
outlined in proposed program CON-14c may need to be implemented.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Program adopted November 2004. Applied through Hillsides Design Guidelines and design review of proposed development in hillside areas.
<i>Mitigation Measure IV-8-2</i> In order to reduce impacts to oak savanna/woodland habitat proposed development should either avoid, minimize, or compensate for loss of oak savanna/woodland habitat. A new implementing program – CON-10a Oak Savanna/Woodland Habitat Protection to require that proposed developments with potential impacts to oak savanna/woodland habitat shall either avoid, minimize, or compensate for the loss of oak savanna/woodland habitat. Avoidance would be the preferred measure where feasible. If it is deemed that an impact is unavoidable, minimization of direct and indirect impacts or compensation through habitat restoration, creation, or enhancement would be required.	San Rafael City Council	Adopted as a part of General Plan 2020.	Policy adopted November 2004.
<i>Mitigation Measure IV-9-1</i> The City shall adopt a General Plan policy that would require post-earthquake building inspections of critical facilities, and restrict entry into compromised structures. Inspections shall be conducted when the earthquake intensity is VII or higher per the Modified Mercalli Intensity Scale (see Exhibit IV-9-1). The Modified Mercalli Intensity scale is a subjective scale and would require City staff to judge the intensity of any earthquake felt within the Planning Area. An intensity VII earthquake would be major earthquake and would represent a notable event felt by most people in the Planning Area. Exhibit IV-9-2, shows at what distance, in kilometers, from the Planning Area a Magnitude 5, 6, 7, or 8 earthquake should result in a Modified Mercalli Scale intensity of about VII. As shown in this exhibit, intensity VII would be experienced at lower Magnitude earthquakes at greater distances on soft soils than on firm soils or rock. For example, a Magnitude 6 earthquake occurring about 65 kilometers from San Rafael would be experienced as an intensity VII on the Mercalli Scale in the parts of San Rafael that are on soft soils, but not in the parts that are on firm soils or rock. A Magnitude 8 earthquake occurring about 65 kilometers from San Rafael would be needed for an intensity VII on the Mercalli Scale in parts of the Planning Area, on firm soils, and rock. Additionally, as part of this General Plan policy the city shall require inspections as necessary in conjunction with other non-city public agencies and private parties for structural integrity of water storage facilities, storm drainage structures, electrical transmission lines, major roadways, bridges, elevated freeways, levees, canal banks, and other important utilities and essential facilities. As part of this policy, the City shall adopt an implementing program to identify a list of facilities that would be inspected. The Community Development Department shall prepare a list that identifies City owned essential or hazardous facilities as defined by Category 1 and 2 of Table 16-K of the Uniform Building Code, and shall prioritize the list for inspection scheduling purposes in case of an earthquake.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Policy adopted November 2004. Implemented through project review.
<i>Mitigation Measure IV-9-3</i> The City shall develop and adopt a City landslide policy that would define the minimum level of landside repair and City goals regarding secondary impacts associate with the repair work. The landside policy would provide a guideline for development of parcels that contain landslides or could be impacted by landslides.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Policy adopted November 2004.

Mitigation Measure	Responsible Agency	Action Date	Progress
<i>Mitigation Measure IV-9-4(a)</i> The City shall amend policy S-18 Rise in Sea Level to assure that, prior to levee heightening for flood control purposes, the City shall coordinate with the Intergovernmental Panel on Climate change regarding the most current estimates of sea level rise.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Policy adopted November 2004. Program applied to CEQA review of proposed development at Loch Lomond Marina.
<i>Mitigation Measure IV-9-4(b)</i> The City shall adopt a program for S-17 Levee Upgrading to perform period ground elevation surveys within the Canal Neighborhood to determine ground elevations throughout the area, including the levee system. The result of the survey shall be used to determine the need for levee heightening for flood protection purposes. When a need for levee heightening is determined, the City shall heighten the levees as necessary on public property and require that levees on private property be heightened.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Program adopted November 2004.
<i>Mitigation Measure IV-9-5</i> The City shall amend Policy NH-96 Shoreline Embankments to include the following: After large storms, inspect existing rip-rap on levee faces. Repair and replace as necessary to provide adequate wave erosion protection.	San Rafael City Council	Adopted as a part of General Plan 2020.	Policy amended November 2004.
<i>Mitigation Measure IV-9-7</i> The City shall adopt a General Plan policy that would discourage the use of septic systems within the Planning Area. If no other alternatives exist, then soil tests (i.e. percolation, grain size analysis, soil type) shall be required to determine if the on-site soil are suitable for development of a septic system for disposal of wastewater. In hillside areas, an evaluation of the additional water from a septic system on hillside stability shall also be required. The policy shall require that new or improved septic systems be designed by a registered civil engineer that specializes in septic design.	San Rafael City Council	Adopted as a part of General Plan 2020.	Policy adopted November 2004.